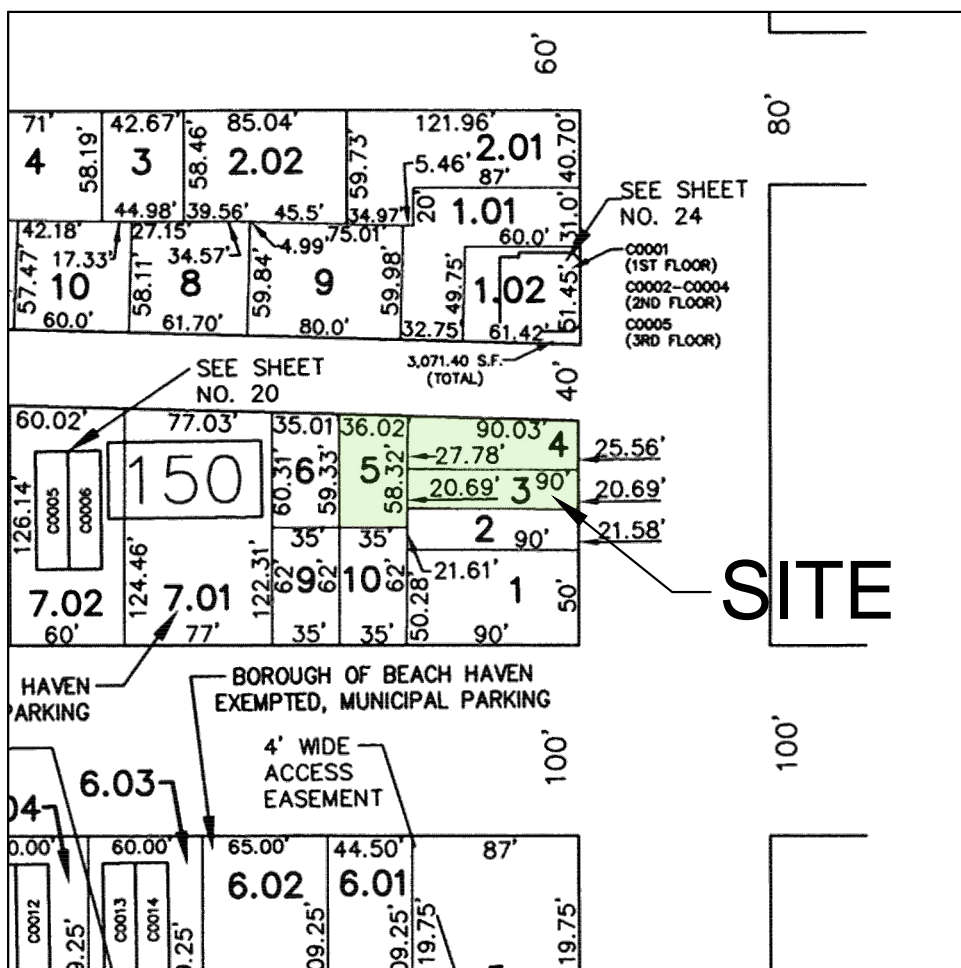


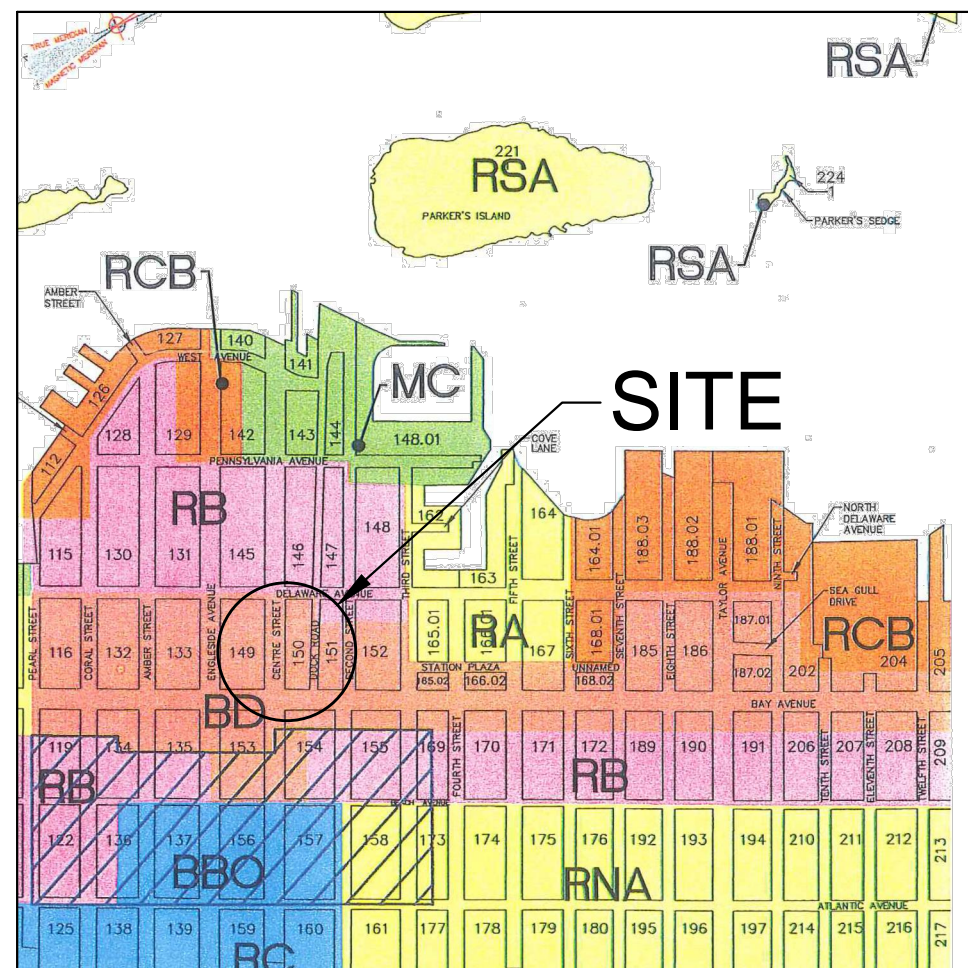
SITE PLANS
FOR
BLOCK 150, LOTS 3, 4, & 5
BOROUGH OF BEACH HAVEN
OCEAN COUNTY, NEW JERSEY



LOCATION MAP
SOURCE: U.S.G.S. BEACH HAVEN U.S. TOPO
SCALE: 1" = 2000'



TAX MAP
SOURCE: BEACH HAVEN TAX MAP SHEET 8
SCALE: 1" = 100'



ZONING MAP
SOURCE: BOROUGH OF BEACH HAVEN ZONING MAP
SCALE: 1" = 1000'

- NOTES:
- OWNER/APPLICANT:
PHILLY CAPITAL GROUP
MRIR KOTHARI
ADDRESS
302-552-2199
 - THE PARCEL, IN QUESTION IS KNOWN AS BLOCK 150, LOTS 3, 4, AND 5, (0.145 AC.) OF THE BOROUGH OF BEACH HAVEN AND IS LOCATED WITHIN THE RD (BUSINESS DISTRICT) ZONING DISTRICT OF BEACH HAVEN TOWNSHIP.
 - TOPOGRAPHIC AND PLANNETRIC INFORMATION SHOWN HEREON TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY, 110 NORTH BAY AVENUE, BLOCK 150, LOTS 3, 4, AND 5 BOROUGH OF BEACH HAVEN, OCEAN COUNTY, NEW JERSEY", PREPARED BY TRI-STATE ENGINEERING & SURVEYING, PC, DATED 11/10/21.
 - ADJACENT LOT NUMBERS REFER TO BOROUGH OF BEACH HAVEN TAX MAPS, SHEET #8.
 - ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF THE TOWNSHIP OF LONG BEACH ISLAND, OCEAN COUNTY, THE STATE OF NEW JERSEY AND/OR THE APPROPRIATE UTILITY COMPANY WHICHEVER REGULATIONS TAKES PRECEDENCE. SITE SHALL CONFORM TO MOST RECENT VERSION OF CHAPTER 14 (FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION) OF THE IFC, NEW JERSEY EDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES BOTH ABOVE AND BELOW GROUND SURFACE BEFORE ENTERING THE CONSTRUCTION SITE. FINAL INQUIRIES TO "UNDERGROUND UTILITIES" (1-800-272-1000) SHALL BE MADE BY THE CONTRACTOR WITHIN 72 HOURS OF ENTERING THE SITE. THE CONTRACTOR SHOULD COORDINATE AND VERIFY THE METHOD OF LOCATION WITH THE APPROPRIATE UTILITY COMPANY.
 - IN GENERAL THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES AS SHOWN ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES AND OTHER UTILITIES MAY HAVE TO BE RELOCATED. UTILITIES SHOWN ON THE PLAN ARE DERIVED FROM EXISTING INFORMATION RECEIVED FROM THE APPROPRIATE UTILITY COMPANY AND/OR THE PROPERTY OWNER.
 - ELECTRIC, GAS, TELEPHONE AND CABLE TV SERVICE SHALL BE INSTALLED UNDERGROUND AT THE SITE IN ACCORDANCE WITH THE REGULATIONS OF THE LOCAL UTILITY COMPANIES AND VORHEES TOWNSHIP, WHICHEVER REGULATION TAKES PRECEDENCE.
 - PROVIDE 10-FOOT MIN. HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS. PROVIDE 18-INCHES MIN. VERTICAL CLEARANCE BETWEEN SEWER/WATER MAINS AND PIPES CROSSING ABOVE, IF LESS THAN 18-INCHES, SUPPORT TOP PIPE WITH CONCRETE SADDLE.
 - ALL CONCRETE SHALL BE 4000 P.S.I. AT 28 DAY COMPRESSIVE STRENGTH EXCEPT MACHINE PLACED, WHICH SHALL BE 4500 P.S.I. AT 28 DAY COMPRESSIVE STRENGTH.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETINGS ON ALUMINUM BLANKS MOUNTED ON STEEL U-CHANNEL POSTS. ALL CONFORMING TO N.J.D.O.T. STANDARD SPECIFICATIONS AND THE VORHEES TOWNSHIP LAND USE ORDINANCE.
 - ALL GRADED SLOPES SHALL NOT EXCEED THREE (3) FEET HORIZONTALLY TO ONE (1) FOOT VERTICALLY, UNLESS SPECIFICALLY NOTED WITH SPECIAL STABILIZATION METHODS.
 - ALL DEMOLITION MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL AREAS NOT COVERED BY PAVEMENT, SIDEWALK OR BUILDINGS ARE TO BE COVERED WITH FOUR (4) INCHES OF COMPACTED TOPSOIL.
 - ALL EXPOSED CONCRETE FLATWORK (CURB, SIDEWALK, DRIVEWAY APRONS, ETC.) SHOULD HAVE 4-6% AIR ENTRAINMENT.
 - AT THE END OF EACH WORK DAY, ALL ROADWAYS SHALL BE SWEEPED CLEAN AND ALL OPEN TRENCHES SHALL BE BACKFILLED AND THE PUBLIC PROTECTED FROM THE WORK AREA.
 - ALL TREES SHALL BE LIMBED TO 7 FEET AND SHRUBS SHALL HAVE A MATURE HEIGHT OF 30 INCHES WITHIN SIGHT TRIANGLES.
 - THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.1(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
 - SUBBASE OUTLET DRAINS TO BE PROVIDED AT INLETS, WHERE DIRECTED BY TOWNSHIP ENGINEER.
 - NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
 - THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.1(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
 - TRASH AND RECYCLING PICK-UP SHALL BE A PRIVATE WASTE HAULER AND SHALL ONLY BE PERMITTED BETWEEN THE HOURS OF 7AM AND 10PM IN ACCORDANCE WITH TOWNSHIP ORDINANCE.
 - ALL PARKING STRIPING TO BE 4" WHITE THERMOPLASTIC OR LIFE LONG EPOXY. STOP BAR STRIPING TO BE 4" WHITE THERMOPLASTIC OR LIFE LONG EPOXY, AND CROSSWALK STRIPING TO BE 12" WHITE THERMOPLASTIC OR LIFE LONG EPOXY.

APPROVED BY LONG BEACH ISLAND TOWNSHIP PLANNING BOARD

110 NORTH BAY AVENUE

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	DEMOLITION PLAN
3	SITE PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPING & LIGHTING PLAN
7	SOIL EROSION & SEDIMENT CONTROL PLAN
8	SOIL EROSION & SEDIMENT CONTROL DETAILS
9	CONSTRUCTION DETAILS
10	WATER & SEWER DETAILS

THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES, WHICH HE DEEMS NECESSARY, BOTH ABOVE AND BELOW THE GROUND SURFACE HEAVY EQUIPMENT ENTERS THE SITE.

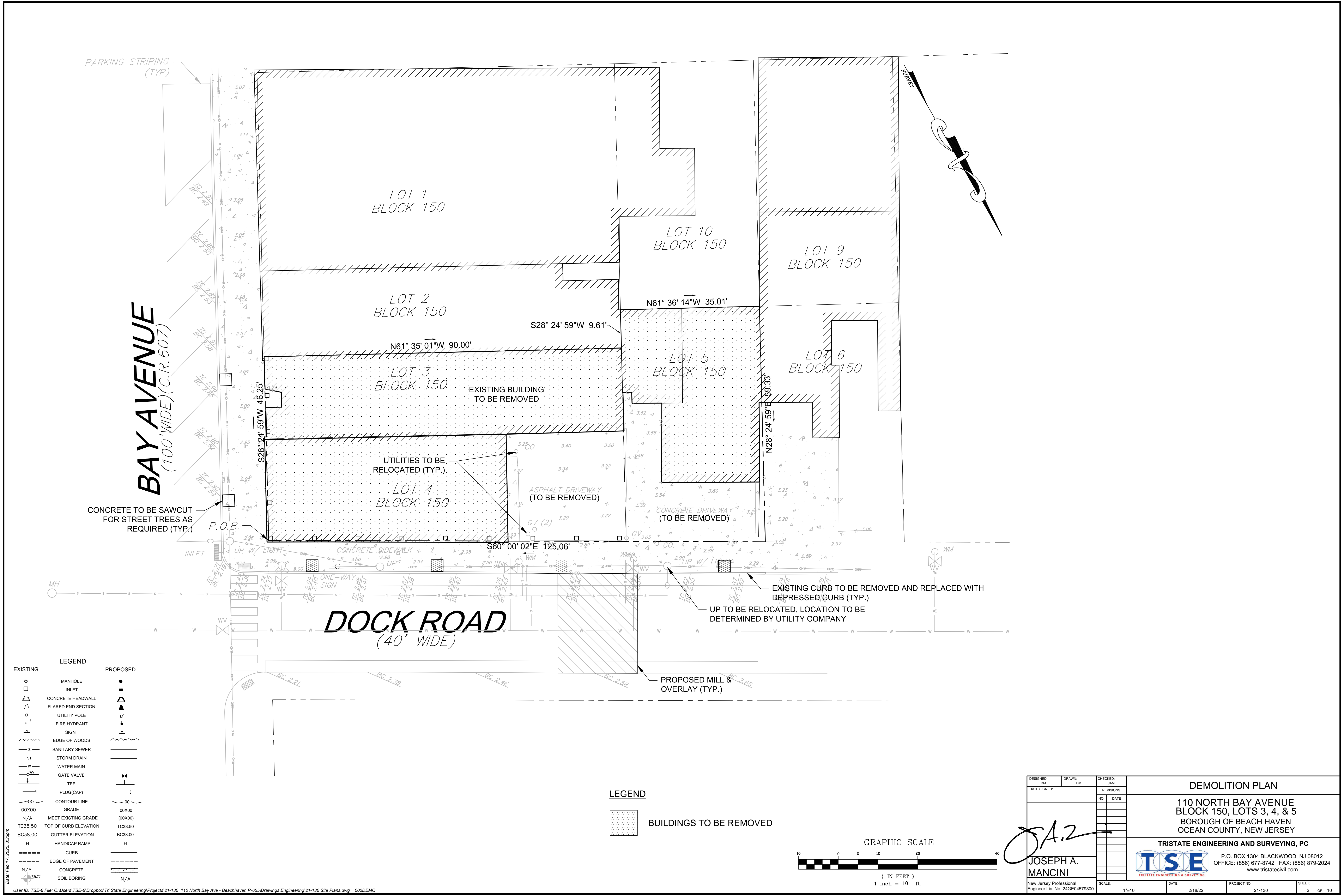
FINAL INQUIRIES TO "UNDERGROUND UTILITIES" (PHONE #: 1-800-272-1000) SHALL BE MADE BY THE CONTRACTOR AND/OR OWNER WITHIN SEVEN (7) DAYS OF ENTERING THE SITE. THE CONTRACTOR AND/OR OWNER SHALL COORDINATE AND VERIFY THE METHOD OF UTILITY LOCATION WITH THE APPROPRIATE UTILITY COMPANY.

IN GENERAL, THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES, AS SHOWN, ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES ONLY, WHICH MAY NECESSITATE THE RELOCATIONS OF OTHER UTILITIES.

UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND BASED ON EXISTING INFORMATION RECEIVED FROM UTILITY COMPANIES.

CHAIRPERSON	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE
MUNICIPAL CLERK	DATE

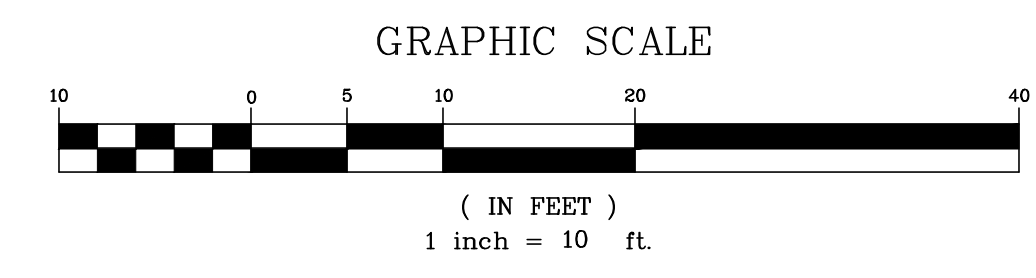
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DATE SIGNED:		NO. DATE	110 NORTH BAY AVENUE BLOCK 150, LOTS 3, 4, & 5 BOROUGH OF BEACH HAVEN OCEAN COUNTY, NEW JERSEY			
JOSEPH A. MANCINI			TRISTATE ENGINEERING AND SURVEYING, PC			
			P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com			
New Jersey Professional Engineer Lic. No. 24GE04579300			SCALE: AS SHOWN	DATE: 2/18/22	PROJECT NO. 21-130	SHEET: 1 OF 10



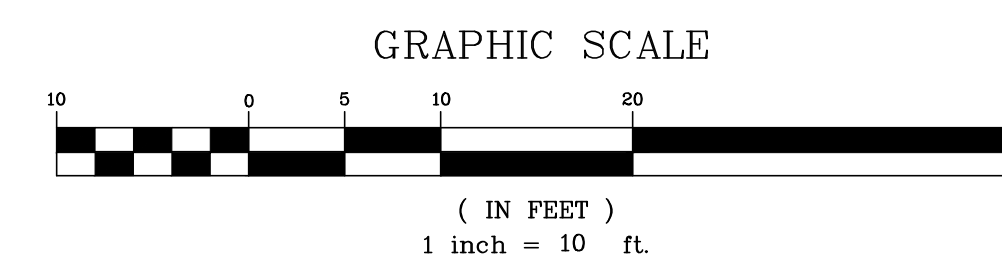
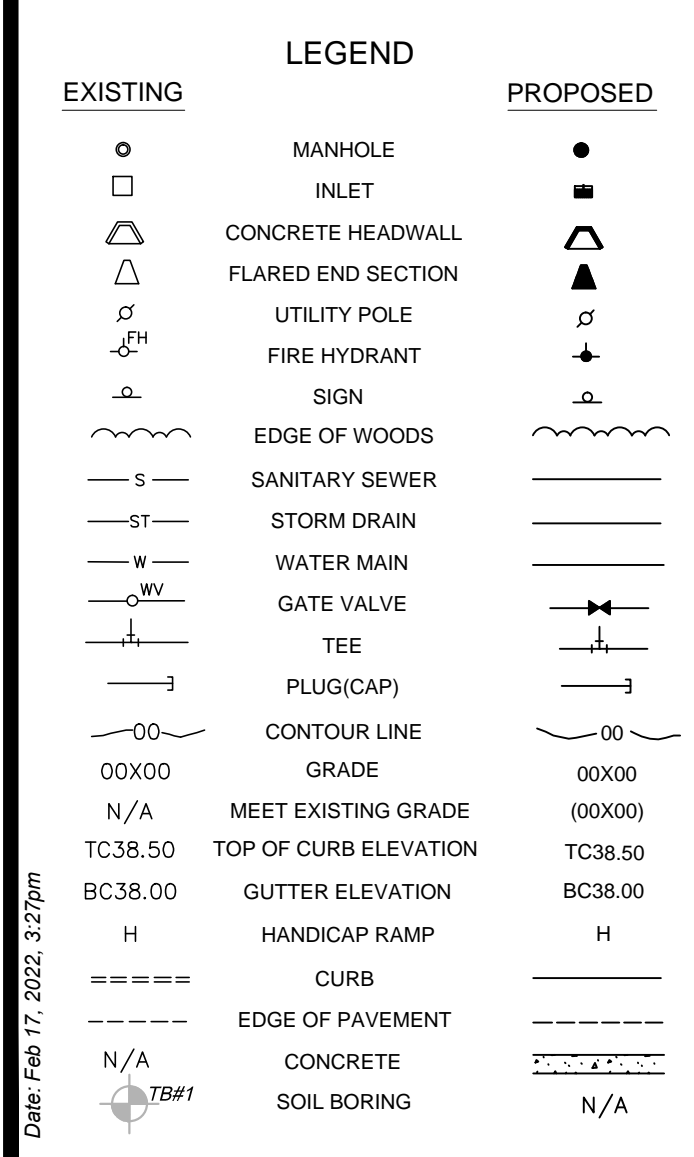
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LEGEND	
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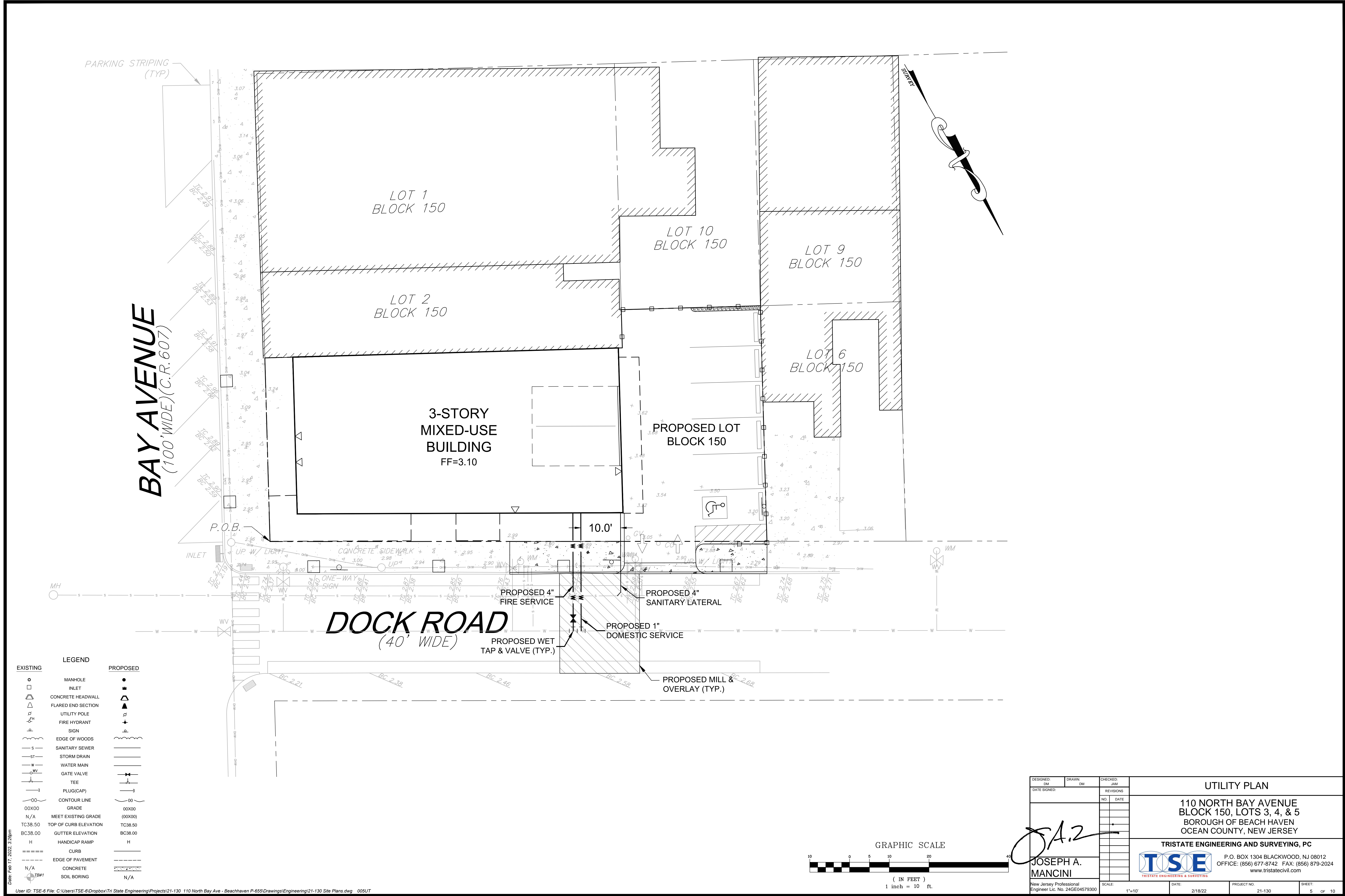
LEGEND	
	BUILDINGS TO BE REMOVED

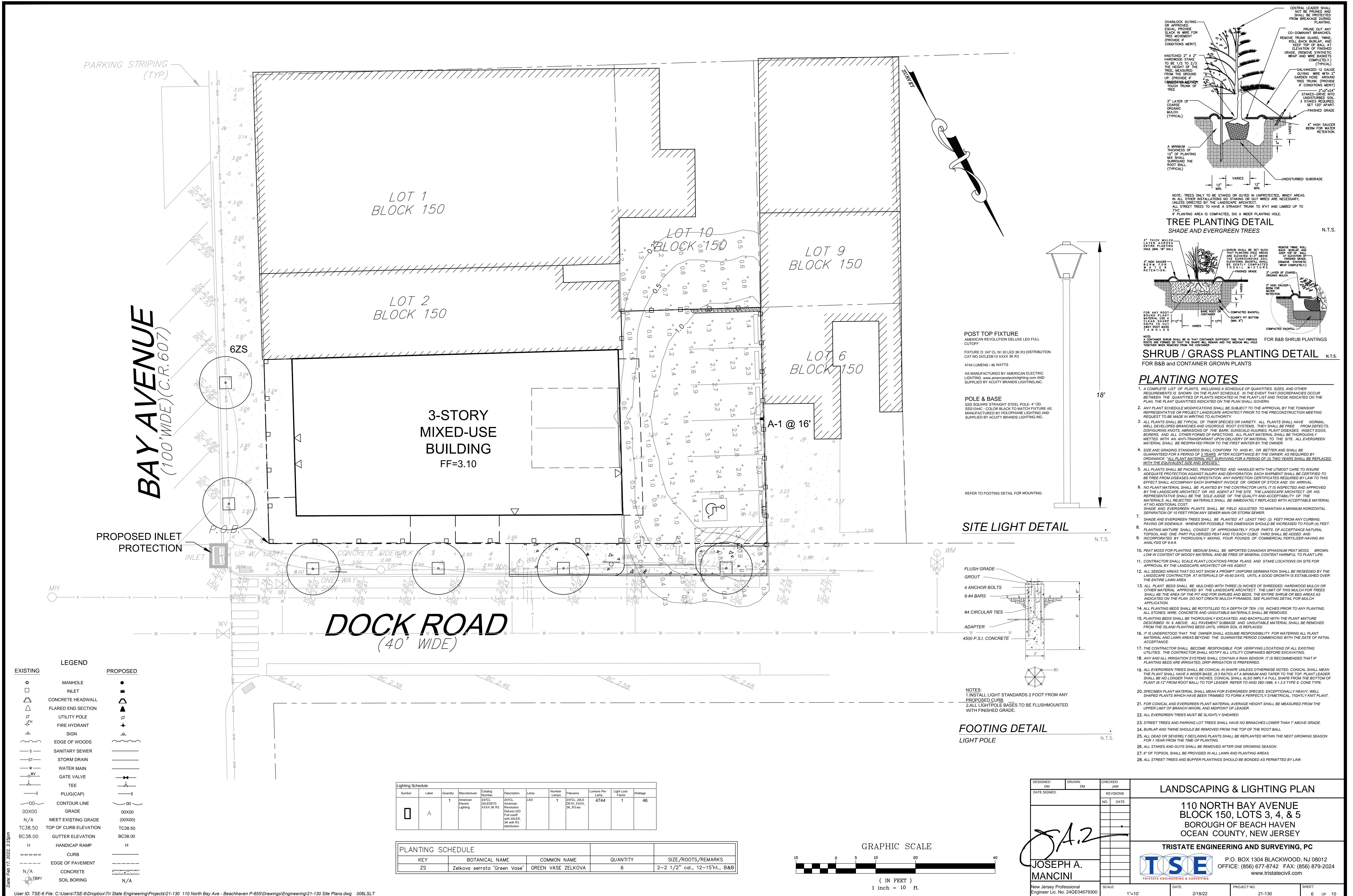


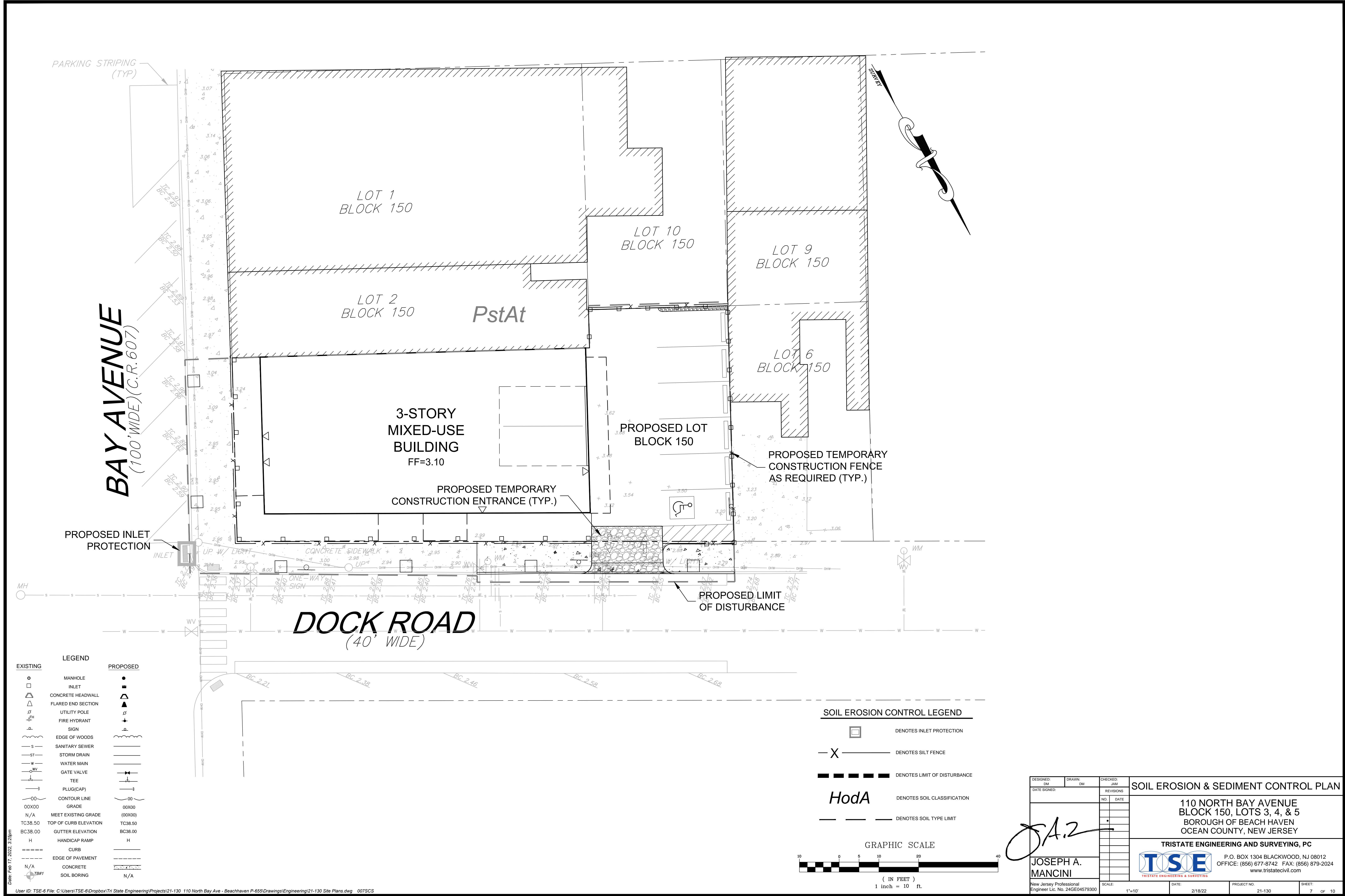
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		NO. DATE	TRISTATE ENGINEERING AND SURVEYING, PC	
			P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com	
JOSEPH A. MANCINI		SCALE: 1"=10'	DATE: 2/18/22	PROJECT NO. 21-130
New Jersey Professional Engineer Lic. No. 24GE04579300				SHEET: 2 OF 10

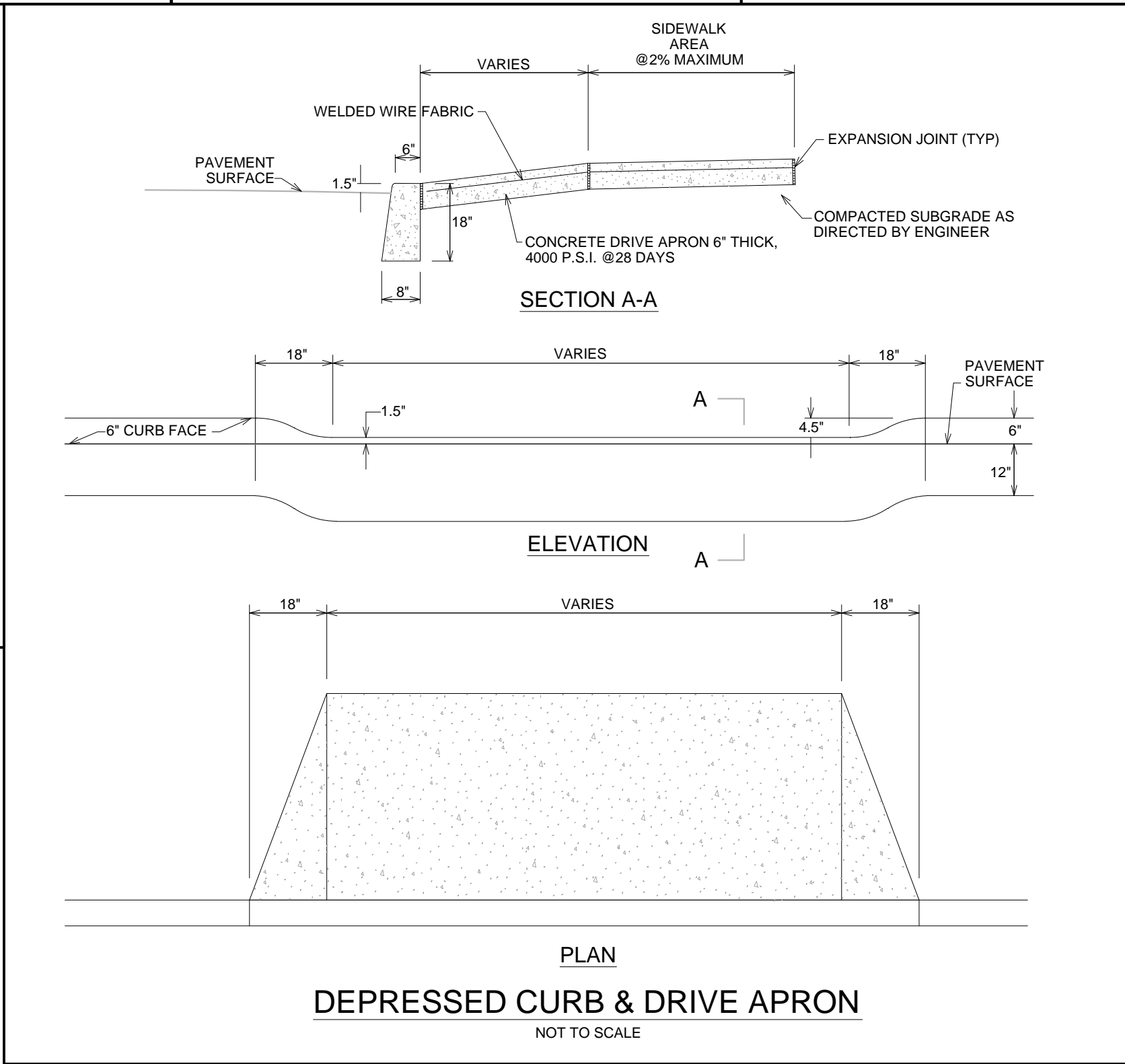
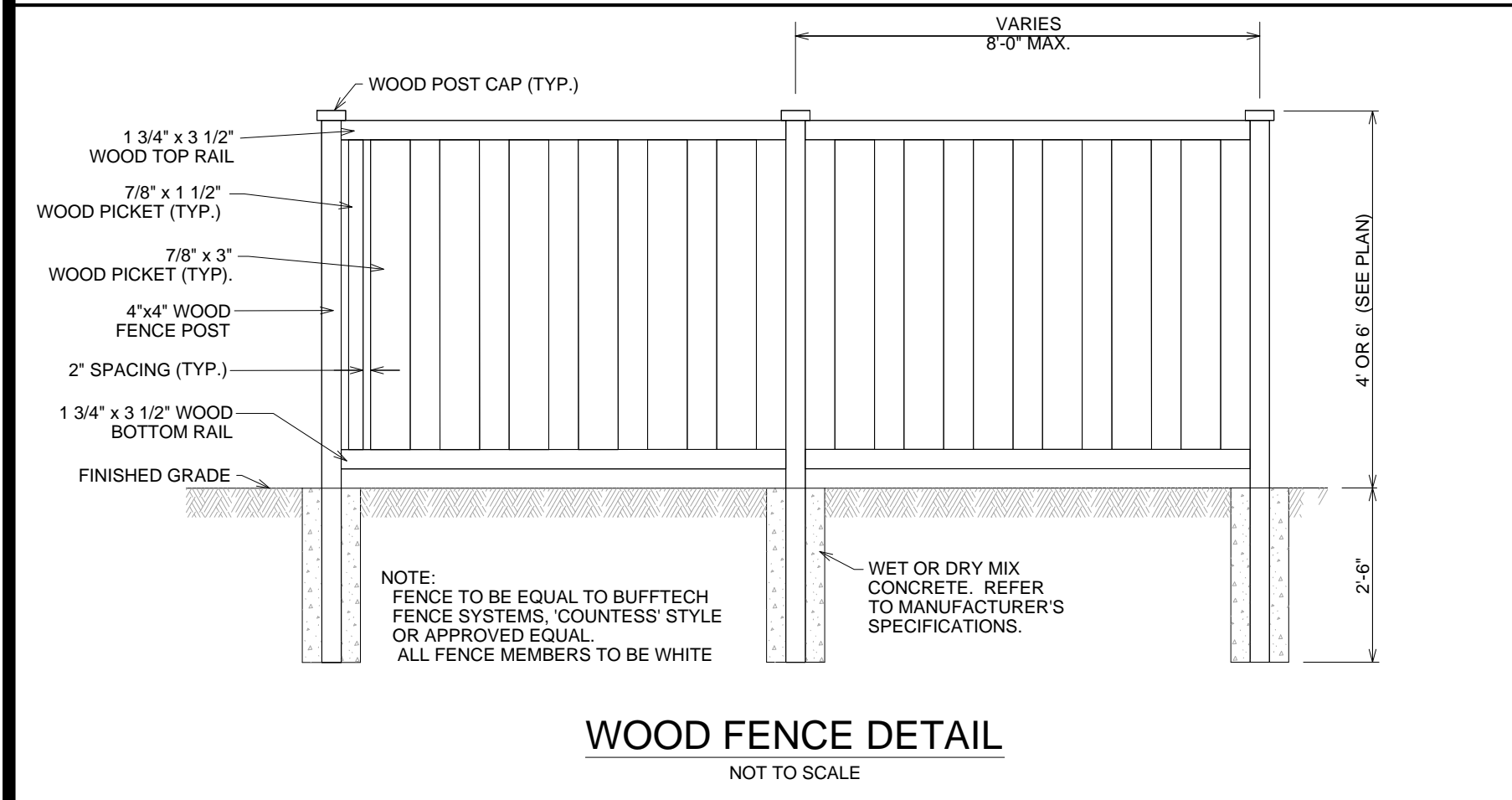
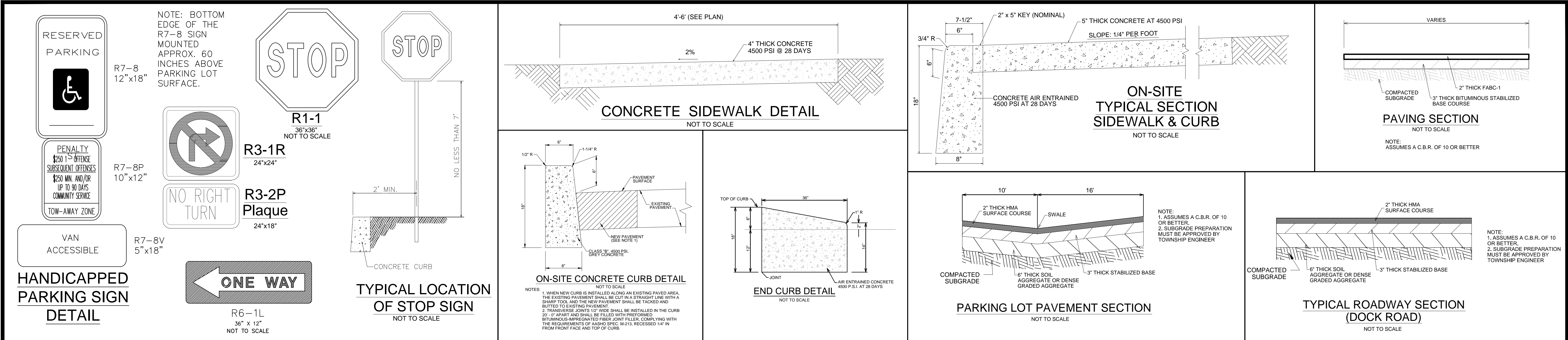


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DATE SIGNED:		REVISIONS:					
		NO.	DATE	110 NORTH BAY AVENUE BLOCK 150, LOTS 3, 4, & 5 BOROUGH OF BEACH HAVEN OCEAN COUNTY, NEW JERSEY			
JOSEPH A. MANCINI				 TRISTATE ENGINEERING & SURVEYING			
New Jersey Professional Engineer Lic. No. 24GE04579300		SCALE: 1"=10'	DATE: 2/18/22	PROJECT NO. 21-130	SHEET: 4 of 10		









DESIGNED: DM	DRAWN: DM	CHECKED: JAM	CONSTRUCTION DETAILS			
DATE SIGNED:		REVISIONS	110 NORTH BAY AVENUE BLOCK 150, LOTS 3, 4, & 5 BOROUGH OF BEACH HAVEN OCEAN COUNTY, NEW JERSEY			
		NO. DATE				
			TRISTATE ENGINEERING AND SURVEYING, PC			
			P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com			
			TRISTATE ENGINEERING & SURVEYING			
JOSEPH A. MANCINI			SCALE:	AS SHOWN	DATE:	2/18/22
New Jersey Professional Engineer Lic. No. 24GE04579300			PROJECT NO.	21-130	SHEET:	9 OF 10



- NOT TO SCALE

